



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

16 BUSINESS PARK DRIVE, BRANFORD, CT 06405
29,567± SF INDUSTRIAL / FLEX / WAREHOUSE BUILDING

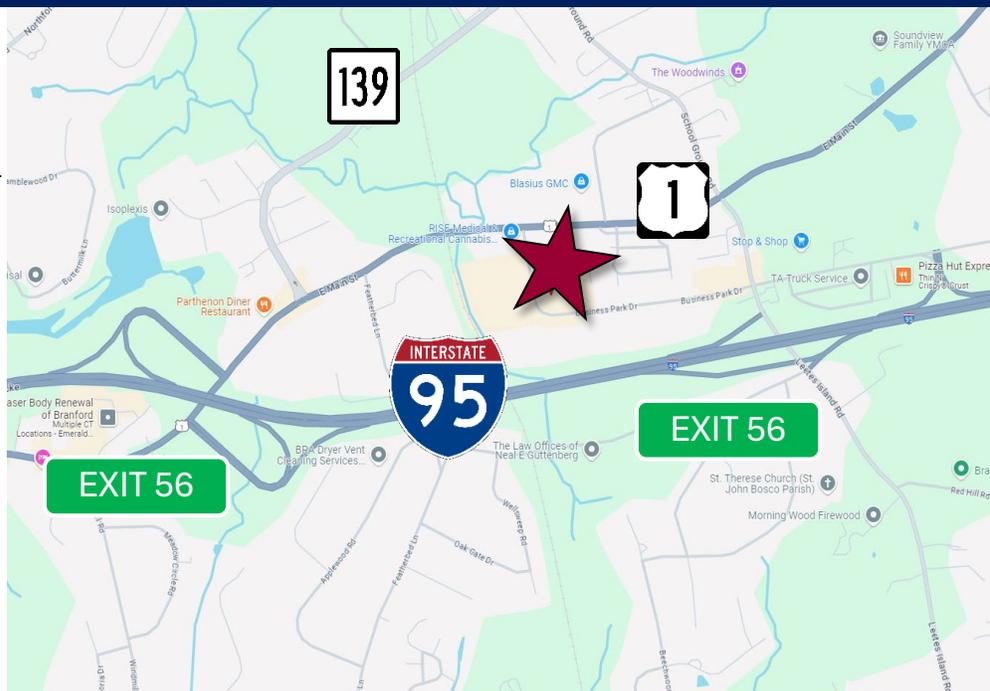
LEASE RATE: Price Upon Request

HIGHLIGHTS

- 29,567± SF Industrial / Flex Building for Lease
- Excellent Location, Immediate Access to I-95 North/South
- 20' Clear in WH & Production Areas
- Multiple Truck Docks & 2 Drive-ins Around Building
- Located off Route 1 in Business Park

Will Braun,
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2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

OR & L COMMERCIAL FOR LEASE

LEASE RATE: PRICE UPON REQUEST
16 Business Park Drive, Branford, CT
29,567± SF INDUSTRIAL / MANUFACTURING / WH

BUILDING INFORMATION

GROSS BLDG AREA: 29,567± SF
AVAILABLE AREA: 29,567± SF
OF FLOORS: 1
LOADING DOCKS: Potential for 3 Docks
DRIVE-IN DOORS: 2 Drive-in Doors
CLEAR HEIGHT: 20' Clear in Warehouse
CONSTRUCTION: Masonry, Steel
ROOF TYPE: T&G / Rubber
YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: Fully Air Conditioned
HEAT: Gas, Forced Air
SPRINKLERED: Wet

SITE INFORMATION

SITE AREA: 1.77± Acres
ZONING: IG-2
PARKING: Open Parking
SIGNAGE: Building / Monument
VISIBILITY/FRONTAGE: Excellent, Corner Location
HWY ACCESS: I-95

UTILITIES

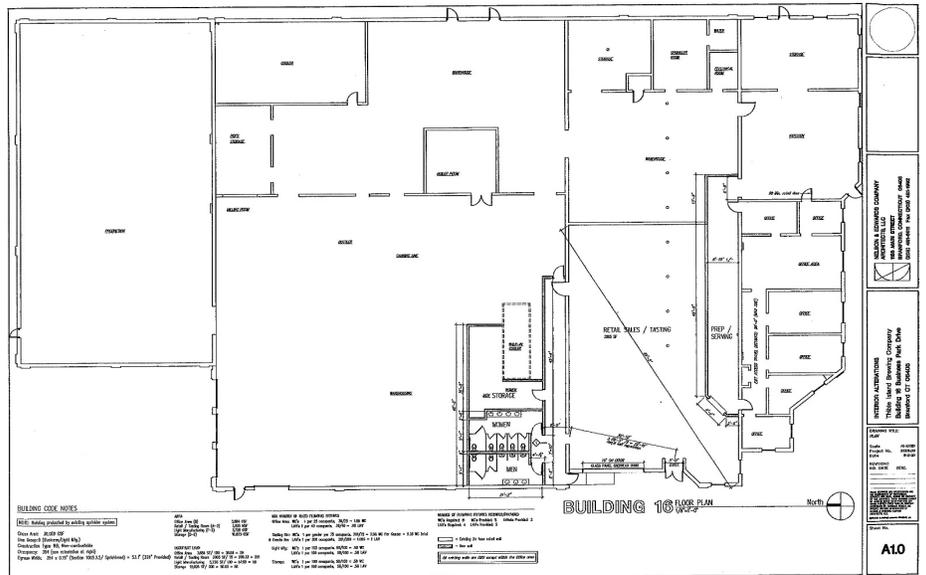
SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$1,618,200
MILL RATE:
TAXES: TBD

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



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